



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, JUNE 26, 2019

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
Larry S. Kush, Commissioner
Ali Fakhri, Commissioner
Christian Serena, Commissioner
Kevin Bollinger, Commissioner
Renee Higgs, Commissioner

STAFF: Tim Curtis
Joe Padilla
Chris Zimmer
Keith Niederer
Bryan Cluff

CALL TO ORDER

Vice Chair Smith called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of June 12, 2019 Regular Meeting Minutes including Study Session.
Commissioner Kush moved to approve the June 12, 2019 regular meeting minutes. Seconded by Vice Chair Smith, the motion carried unanimously with a vote of seven (7) to zero (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Fakh, Commissioner Serena, Commissioner Kush, and Commissioner Bollinger.

CONTINUANCE

2. [20-ZN-2018 \(Jenan Properties\)](#)

The applicant is requesting to continue this case to the August 28th, 2019 meeting

Request by owner for a Zoning District Map Amendment from Single-family Residential District (R1-35) zoning designation to Single-family Residential District, Planned Residential District (R1-10 PRD) zoning designation, including a Development Plan and Amended Development Standards, to create a 14-lot gated community, on a +/- 5.75-acre, site located at 7313 E. Jenan Drive. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Tom Kirk, 480-367-4316.**

Move to continue case 20-ZN-2018 (Jenan Properties) to the August 28, 2019 meeting by a vote of 5-0: Motion by Commissioner Bollinger and 2nd by Commissioner Serena with Commissioners Kush and Vice Chair Smith recusing themselves.

The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Commissioner Higgs, Commissioner Fakh, and Commissioner Serena, with Vice Chair Smith Commissioner Kush recused

6. [24-ZN-2018 \(Winery Residences of Scottsdale\)](#)

Request by owner for approval of a zoning district map amendment from Central Business District, Downtown Overlay (C-2 DO) and Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO) to Downtown, Downtown Multiple-Use, Type 2, Downtown Overlay (D/DMU-2 DO), including a Development Plan for a mixed-use project on a +/- 0.37-acre site located at 6951 and 6961 E. 1st Street Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Todd Trainor, (480) 941-4222.**

- **Move Item #6 24-ZN-2018 (Winery Residences of Scottsdale) to the continuance Agenda per request from the Applicant.**
- **Move to continue case 24-ZN-2018 (Winery Residences of Scottsdale) to the August 14, 2019 meeting by a vote of 7-0: Motion by Commissioner Serena and 2nd by Commissioner Higgs.**

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Fakh, Commissioner Serena, Commissioner Kush, and Commissioner Bollinger.

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CONSENT AGENDA

3. [14-ZN-2017 \(Braun 20\)](#)

Request by the owner for the approval of a Density Incentive for increases in Natural Area Open Space, to increase the allowed number of lots, from eleven to thirteen, on a Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoned parcel, for a property located at the northwest corner of N. 132nd Street and E. Pinnacle Vista Drive (parcel number 216-77-024C). Staff contact person is Jesus Murillo, 480-312-7849.

Applicant contact person is David Gulino, 480-946-5020.

4. [18-ZN-2018 \(McDowell Mountain Manor\)](#)

Request by owner for a zoning district map amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) zoning district to Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning district, on a +/- 40-acre site, located at the southwest corner of N. Ranch Gate Road and N. 128th Street, to create a 33-lot subdivision. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is David Gulino, (602) 330-5252.**

Move to make a recommendation to City Council for approval of 14-ZN-2017 and 18-ZN-2018 by a vote of 6-0: Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the density Incentive for increase in NAOS criteria have been met, and after determining that the proposed zoning district map amendment and proposed Density Incentive is consistent and conform with the adopted General Plan. 2nd by Commissioner Bollinger with Commissioner Fakih recusing himself.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Serena, Commissioner Kush, and Commissioner Bollinger with Commissioner Fakih recused

5. [19-ZN-2018 \(Fleetwood 6 Townhomes\)](#)

Request by owner for a zoning district map amendment from Central Business District, Downtown Overlay (C-2 DO) to Downtown/Downtown Multiple Use Type 2, Planned Block Development, Downtown Overlay (D/DMU-2, PBD DO) for a 6-unit townhome project on a +/- 0.28-acre site, located at 6900 and 6902 E. 1st Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Lance Baker, 480-948-9766.**

7. [4-AB-2019 \(Harper's Place Abandonment\)](#)

Request by owner to abandon 2-feet of public right-of-way (alley) along the eastern boundary of parcel 131-02-110N, with Multiple-family Residential (R-5) zoning, located at 2529 N. Hayden Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Kelly Lannan, 480-947-6200.**

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Move to make a recommendation to City Council for approval of 19-ZN-2018 and 4-AB-2019 by a vote of 7-0: Motion by Commissioner Bollinger, per the staff recommended stipulations, based upon the finding that the Planned Block Development Overlay criteria have been met, and determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan and the Old Town Character Area Plan and after finding that the Abandonment is consistent and conforms with the adopted General Plan. 2nd by Commissioner Fakh.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Fakh, Commissioner Serena, Commissioner Kush, and Commissioner Bollinger.

REGULAR AGENDA

8. [38-UP-2011#2 \(AT&T Pima Inn \(P217\)\)](#)

Request by applicant for approval of a Conditional Use Permit for an existing Type 4 Wireless Communication Facility (WCF) in the form of a 60-foot tall artificial palm tree, with associated ground mounted equipment, located at 7330 N. Pima Road, with Multi-Family Residential District, Planned Community District (R-5 PCD) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Joy Fichiera, 480-735-6902.**

Move to make a recommendation to City Council for approval of 38-UP-2011#2 by a vote of 7-0: Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met. 2nd by Commissioner Kush.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Fakh, Commissioner Serena, Commissioner Kush, and Commissioner Bollinger.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:32 p.m.

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